

FEBRUARY 2007

CITY INFORMATION: City Council Members

MAYOR

Kelvyn H. Cullimore, Jr.
kcullimore@cottonwoodheights.utah.gov

DIST# 1 - Gordon M. Thomas
gthomas@cottonwoodheights.utah.gov

DIST# 2 - J. Scott Bracken
sbracken@cottonwoodheights.utah.gov

DIST# 3 - Don J. Antczak
dantczak@cottonwoodheights.utah.gov

DIST# 4 - Bruce T. Jones
bjones@cottonwoodheights.utah.gov

CITY MANAGER –

Liane Stillman
lstillman@cottonwoodheights.utah.gov

CITY OFFICES:

1265 E. Fort Union Blvd. #250,
Cottonwood Heights, UT 84047

phone (801) 545-4154
fax (801) 545-4150

CALL DIRECT:

City Manager	545-4160
Development Director	545-4165
Planner	545-4166
Recorder	545-4162
Treasurer	545-4175
Finance Director	545-4177
Code Enforcement	545-4169
Customer Service	545-4154

To hear the agenda for the next city council meeting call: 545-4155

For the planning commission agenda call 545-4156

For details about the agendas, check our web site:
www.cottonwoodheights.utah.gov

NUMBERS TO KNOW:

Emergency:	911
Sheriff Dispatch:	743-7000
Fire Authority:	743-7200
Animal Control:	269-7499
Justice Court:	468-3430

CITY COUNCIL

Business Meetings – 7 pm
February 13th and 27th

Work Sessions – 6 pm
February 6th and 20th



Residents have a right to be advocates for their views about planning and zoning.

Strong advocacy makes a difference. That is a significant component of why they chose to incorporate. City councils have a somewhat broader responsibility that includes factors, in addition to personal views, such matters as compliance with State statutory requirements imposed on cities, constitutional property rights and uniform treatment to all residents. Many Cottonwood Heights residents, particularly on the east bench (my District) are upset because three office buildings are scheduled to be built in their neighborhood. Among other things, they are concerned about the geology of the hillside directly above where the buildings will be located, the safety of traffic accessing the buildings to and from Wasatch Blvd, the imposition and expansion of commercial development on the east side of the Boulevard and a number of other issues.

This situation is made worse because a lot of people assert they were not given notice of the meeting from the County when a determined was made to rezone this property

PLANNING & ZONING AND THE RULE OF LAW

a year before the incorporation of Cottonwood Heights. Citizens feel they were excluded from the County's planning process. In order to respond to our citizen's concerns, Cottonwood Heights determined to investigate the County's compliance with its own ordinances in connection with the rezone. Without regard to whether the County reached the right decision, after an exhaustive review of all that occurred at the County it appears that all required hearings and notices were handled by the County in accordance with the law.

The history of this controversial development began in 2001 when the county denied a request for an amendment to the general plan that would have changed the zoning on this piece of property from Open Space to Residential Multi-Family. Then, in early 2004, prior to the January 14, 2005 incorporation of Cottonwood Heights, a zone change was approved that designated the property as Residential Professional Office. At that time the developer of the property submitted an application for a conditional use permit that would allow the construction of the three office buildings. The county planning commission reviewed the application and attached some requirements that the developer had to meet before approval. Because the developer did not meet these requirements

before Cottonwood Heights was incorporated, the file was closed and the developer had to begin the process again with the new city.

That process began in October of 2005 when a new application for a conditional use permit was received by Cottonwood Heights. Between then and now, the developer has been following the planning procedures of Cottonwood Heights. The rezoning was completed by the County, but the specific site planning approvals need to be processed with our City. There are still some very significant issues to be resolved by the City and that process is being meticulously followed to assure all requirements are fully satisfied. A significant issue surfaced in December of 2006 when it was discovered that the Wasatch Drive access permit, issued by UDOT, had expired. The developer now must meet the design issues raised by Cottonwood Heights' planning staff as well as acquire a new access permit allowing ingress and egress to and from Wasatch Drive. The City Council does not predetermine the decisions of the Planning Commission, but our residents can be assured that the City will ethically and thoroughly require that we fully comply with the rule of law.

Bruce T. Jones
City Council, District #4

Snow Removal

Have you questioned who is responsible for removing the snow that's piling up on the "public" sidewalk that abuts your property? In a word, you! City Ordinance 14.32.100 reads as follows: "It is unlawful for the owner, occupant, lessor or agent of property abutting on a paved sidewalk to fail to remove or cause to be removed from such paved sidewalk and any existing curb ramp all hail, snow or sleet falling thereon, within one hour after the hail, snow or sleet has ceased falling, provided that in case of a storm ending between the hours of 5 p.m....and 6 a.m...., the sidewalk and any existing curb ramp shall be cleaned before 8 a.m. the morning following the storm."

Failure to meet this obligation could result in a citation that may result in a fine.

CERT CLASS OFFERED

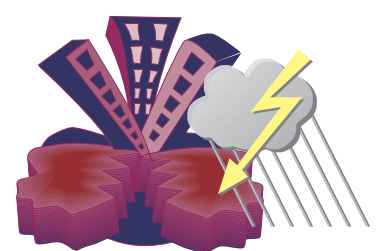
Two additional Community Emergency Response Training (CERT) opportunities are being sponsored by Cottonwood Heights. One class will begin on Tuesday, March 20, and the other on Thursday, March 22, 2007. Both classes will run for eight (8) weeks and will be presented at a school in Cottonwood Heights. They are planned such that if you have a problem attending your regular class night, Tuesday or Thursday, you can make up by attending the same class on the alternate night of that week.

This training prepares you with the latest techniques for surviving a major community disaster or a family emergency that disrupts your life. (Think snow-in, extended power-outage, earthquake, flood, etc.). In many instances those with CERT training will be the first responders,

not only for their family, but also for neighbors and friends who are not trained to cope with their own immediate needs (Think Katrina and 9/11).

The fee for either class is \$35 which also covers the cost of an attractive Cottonwood Heights' backpack containing gear and supplies for use when utilizing your CERT training. You can register at jwelch@ufa-slc.org or call Joan at 743-7111. Like previous classes, the number of trainees is limited.

– REGISTER NOW!!! –





SOLVING TRAFFIC DISRUPTION IN RESIDENTIAL NEIGHBORHOODS

Does the 3-way or 4-way stop sign configuration on a street you frequent give you road rage every time you approach it? How about the speed bump you don't anticipate that shakes the lug nuts off your wheels?

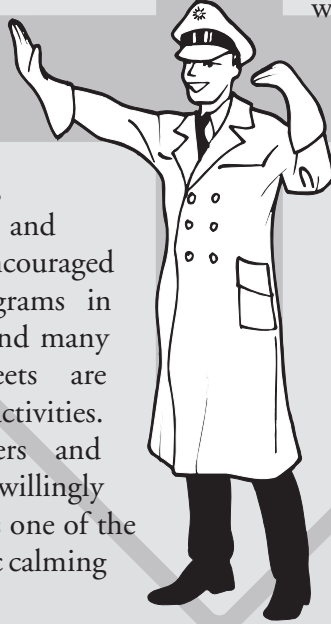
Residents of Cottonwood Heights will be pleased to know there are other ways to solve vehicle/pedestrian issues in residential neighborhoods; and that Cottonwood Heights' City Council has enacted a resolution that addresses these issues.

The City-Initiated Traffic Calming Policy, which was approved at the January 23, 2007, City Council meeting, is designed to provide residents of Cottonwood Heights with ideas and a means by which the traffic concerns in their neighborhoods can be addressed, without resorting to measures that tie up traffic or encourage violating traffic ordinances in

order to avoid the stop sign and speed bump dilemma.

The ordinance states: "Traffic calming is more than just slowing down vehicles. It is the combination of mainly physical measures that reduce the negative effects of motor vehicle use, alter driver behavior, and improve conditions for non-motorized street use."

The resolution further explains that streets are not just for cars. Walking, running, and bicycling are encouraged as exercise programs in today's society, and many times the streets are used for these activities. Educating drivers and pedestrians to willingly share the roads is one of the goals of the traffic calming policy.



The requirements for implementation of a traffic calming procedure in your neighborhood are detailed in the resolution. For example: "The city will evaluate the traffic problem after the resident has reviewed this booklet and obtained support from their neighbors. The city engineer will assess the magnitude of the problem and determine whether to initiate a traffic study." A flow chart of the steps required from identification to implementation is included in the "Traffic Calming Manual," which is available on-line at www.cottonwoodheights.utah.gov or at the city office, 1265 East Fort Union Blvd., Suite 250.

Types of acceptable traffic calming devices are discussed and both graphically and

photographically portrayed in the manual. One example, for issues of minimal concern and depending on the size of the street, is as simple as striping and/or rumble strips, both of which are inexpensive and will slow traffic and increase pedestrian safety. More complex and potentially life-threatening situations may be solved by devices such as Island Diverters or Traffic Circles. Either is quite expensive, but if the cost is justified, they are very effective for speed reduction and vehicle lane control; and, they are visually attractive.

Major calming devices are not for every neighborhood, but Cottonwood Heights' new policy has a possible solution to just about any problem that confronts residents of neighborhoods where vehicle traffic and pedestrian traffic are experiencing significant conflict.

Ski Rentals Must Be Licensed

A little known fact of life for those who rent their properties to skiers is that they must have a city permit to rent property on a short-term basis. Cottonwood Heights adopted a policy in 2005 specifying that not only is licensure required, but also there are only certain specifically defined areas of the city that can have short term rentals. *(There are exceptions to the location requirements if a rental was licensed by the county in the past).*

Chapter 19.89 of the Cottonwood Heights Municipal Code deals with "Short-Term Rentals," which are defined as "...the rental of any structure or portion thereof for occupancy, dwelling, lodging or sleeping purposes for at least three (3), but no more than 30 consecutive days in duration, if such structure is located in a residential zoning district,...." The code explains further that the purpose of such an ordinance is to "...regulate short-term rentals in the city's residential zoning districts in order to safeguard the peace, safety and general welfare of the city's residents...."

In order for a ski rental to be "legal" the owner or manager must acquire a Short-Term Rental Permit from the city. This is done by submitting an application which the city will then review, checking for compliance with all applicable city code requirements. Upon approval and payment of required fees, a one-year permit is issued. The permit is automatically renewed when a new business license is purchased each year thereafter. An application and fee information can be accessed online at www.cottonwoodheights.utah.gov or from the city office at 1265 E. Fort Union Blvd., Suite 250.

The penalties for violation of this ordinance range from \$250 for a first offense to \$1,000 for a fourth violation.

All owners and/or managers of short-term rentals in Cottonwood Heights are asked to immediately make application for a permit for their rental unit(s) and to comply with the ordinance designed to reduce possible conflict with neighbors of such rentals.

YOUTH CITY COUNCIL ADVISOR NEEDED

The City of Cottonwood Heights has a Youth City Council (YCC) that has been active for the past year, with Councilman Scott Bracken doing double-duty as their Advisor. During this time the 24 member YCC has participated in a number of educational and service projects, including sponsoring a well attended "Meet the Candidate" night during the 2006 elections, and assisting with Butlerville Days and other community sponsored events..

Members of the YCC represent

high schools and middle schools in the Cottonwood Heights area. These outstanding young people, who are willing to spend extra-curricular time and effort in learning about and assisting in city government, are in need of a new advisor.

Those interested should contact City Manager Liane Stillman, 801-545-4154. (A driver's license and criminal/sex-offender background investigation will be required for the selected advisor.)

PUBLIC WORKS PROJECTS

1. Site work to begin on construction and installation of 25 new bus benches
2. Projects to be bid in January:
 - 2300 East Storm Drain Project
 - 2325 East Storm Drain Project
 - Town Drive Reconstruction Project

